

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode 24/327 Orrong Road, St Kilda East

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price ----- or range between \$450,000 & \$495,000

Median sale price

(*Delete house or unit as applicable)

Median price \$610,000 *House ☐ *Unit ☒ Suburb St Kilda East

Period - From 1/04/18 to 30/06/18 Source REIV

Comparable property sales (*Delete A or B below as applicable)

that the estate agent considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
13/16 Lansdowne Road, St Kilda East	\$530,000	20/10/18
16/327 Orrong Road, St Kilda East	\$545,000	22/09/18
3/15 Oak Grove, Ripponlea	\$500,000	21/10/18